

Sewall Wetland Consulting, Inc.

PO Box 880
Fall City, WA 98024

Phone: 253-859-0515

August 23, 2018

Evan Maxim
Planning Director
City of Mercer Island
9611 SE 36th Street
Mercer Island, Washington 98040

RE: 5637 East Mercer Way – Parcel #1924059312
City of Mercer Island, Washington

Dear Evan,

This letter is a response to question posed by staff as to what the differences are between the previously submitted Summers Property 2015 site plan and the latest revised 2018 site plan. It updates pages 10-11 of my March 8, 2018 Revised Critical Areas Report, based on the revised survey plans and table prepared by Healy Alliance. The revised survey plans and table are attached to this letter. Subject to the update provided by this letter, my March 8, 2018 Revised Critical Areas Report continues to accurately set forth my findings and conclusions regarding the proposal at 5637 Mercer Way.

As can be seen in the attached Healy Alliance table and site plans from 2015 and 2018, permanent wetland disturbance in the newer site plan has reduced wetland impacts from 2,064sf to 1,482sf (total reduction of 582sf). Temporary buffer impacts are slightly higher in the 2018 site plan, however these are needed for construction and grading and will be restored following the site work.

As with wetland impacts, the 2018 site plan reduces permanent buffer impacts as well, reducing the impacts from 1,077sf in 2015 to 1,059sf in 2018 (reduction of 18sf of permanent buffer impact). Temporary buffer impacts are also slightly lower in 2018, being reduced from 786sf in 2015 to 761sf in 2018 (reduction of 25sf).

Overall the 2018 site plan has resulted in reductions of permanent impacts to both wetlands and buffers and represents the reducing and

minimizing impacts to the greatest extent practical given the sites environmental constraints.

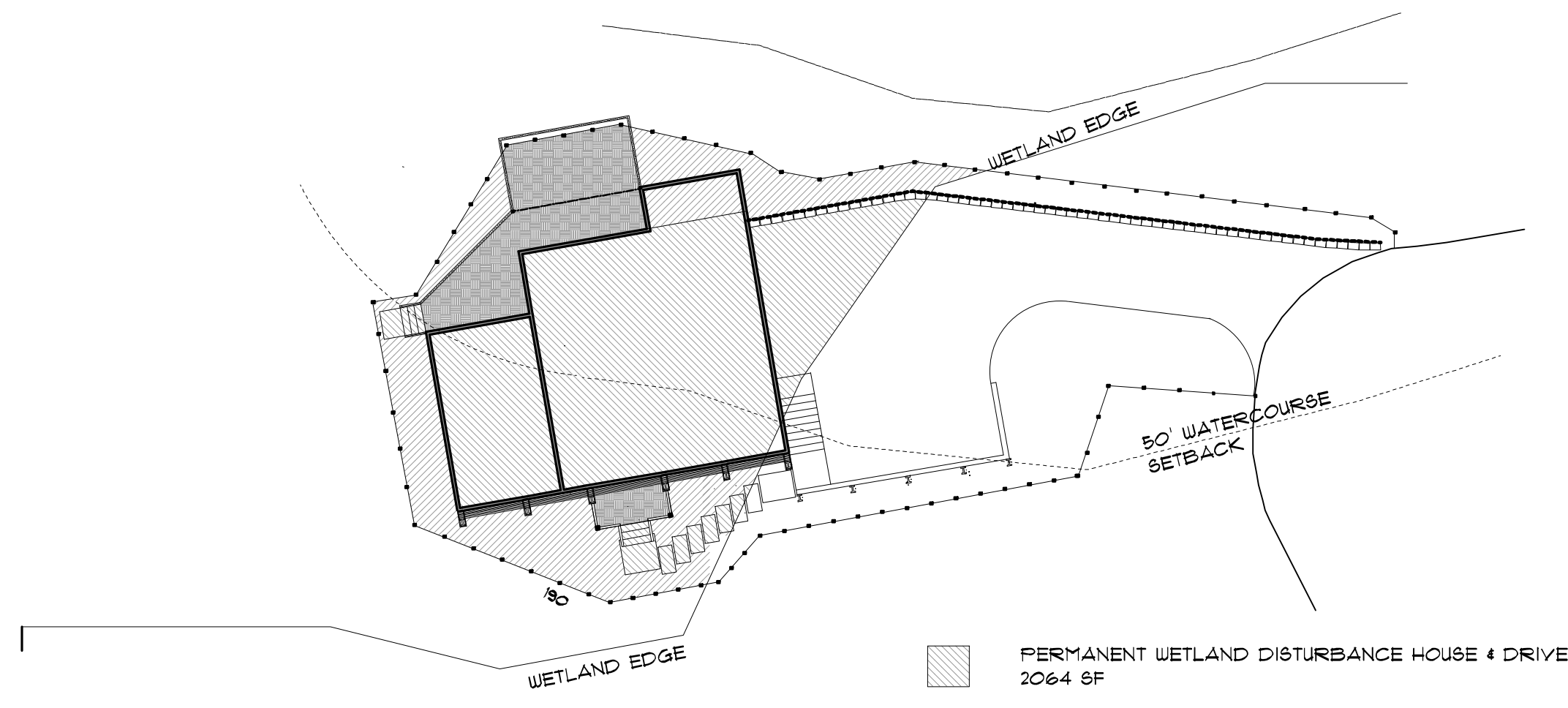
If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com.

Sincerely,
Sewall Wetland Consulting, Inc.

A handwritten signature in black ink on a light-colored background, appearing to read 'Ed Sewall'.

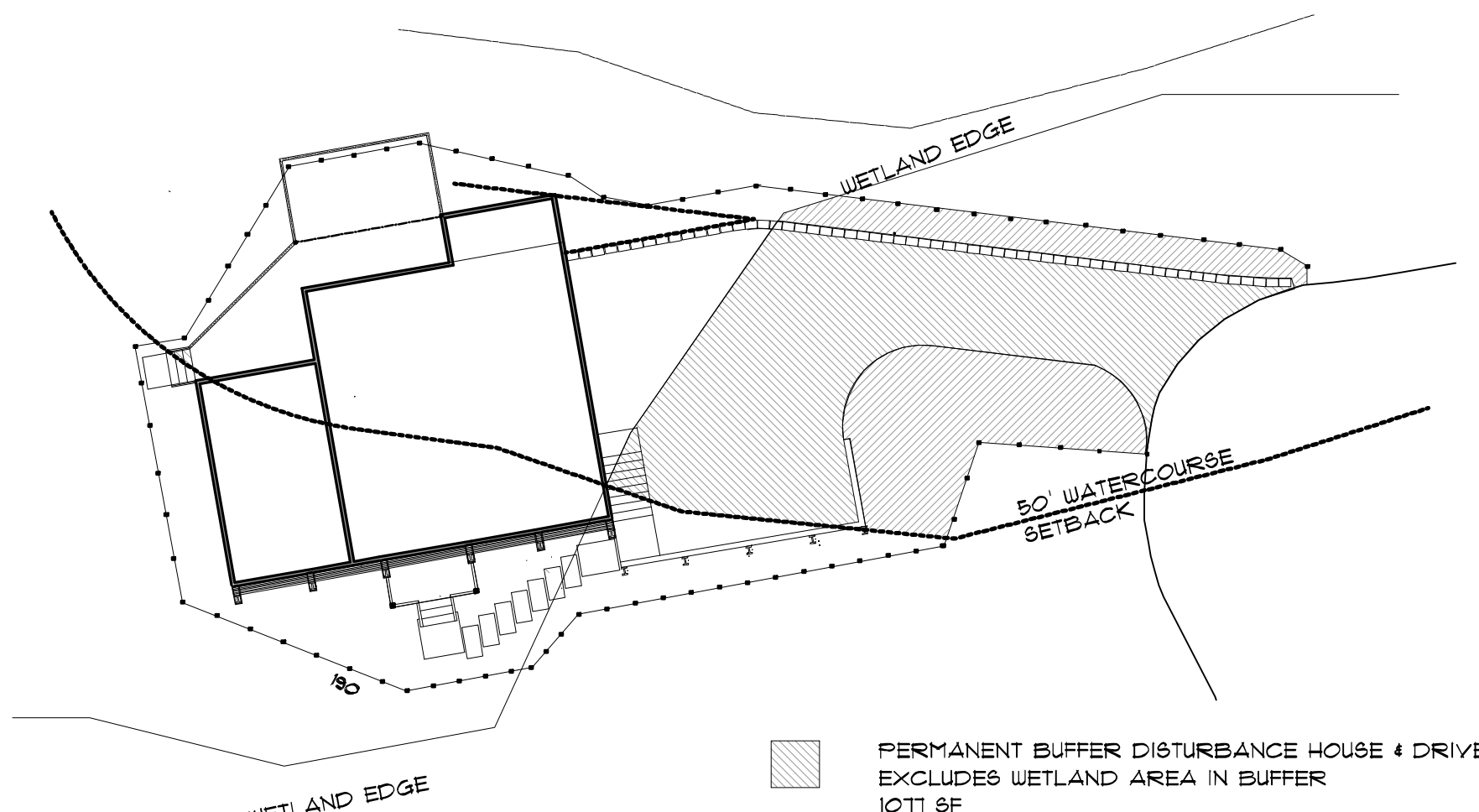
Ed Sewall
Senior Wetlands Ecologist PWS #212

Attached: *2015 & 2018 site plans*
Impacts Table



WETLAND DISTURBANCE

- PERMANENT WETLAND DISTURBANCE HOUSE & DRIVE
2064 SF
- TEMPORARY WETLAND DISTURBANCE DECK
479 SF
- TEMPORARY WETLAND DISTURBANCE GRADING
901 SF
- TOTAL 3450 SF

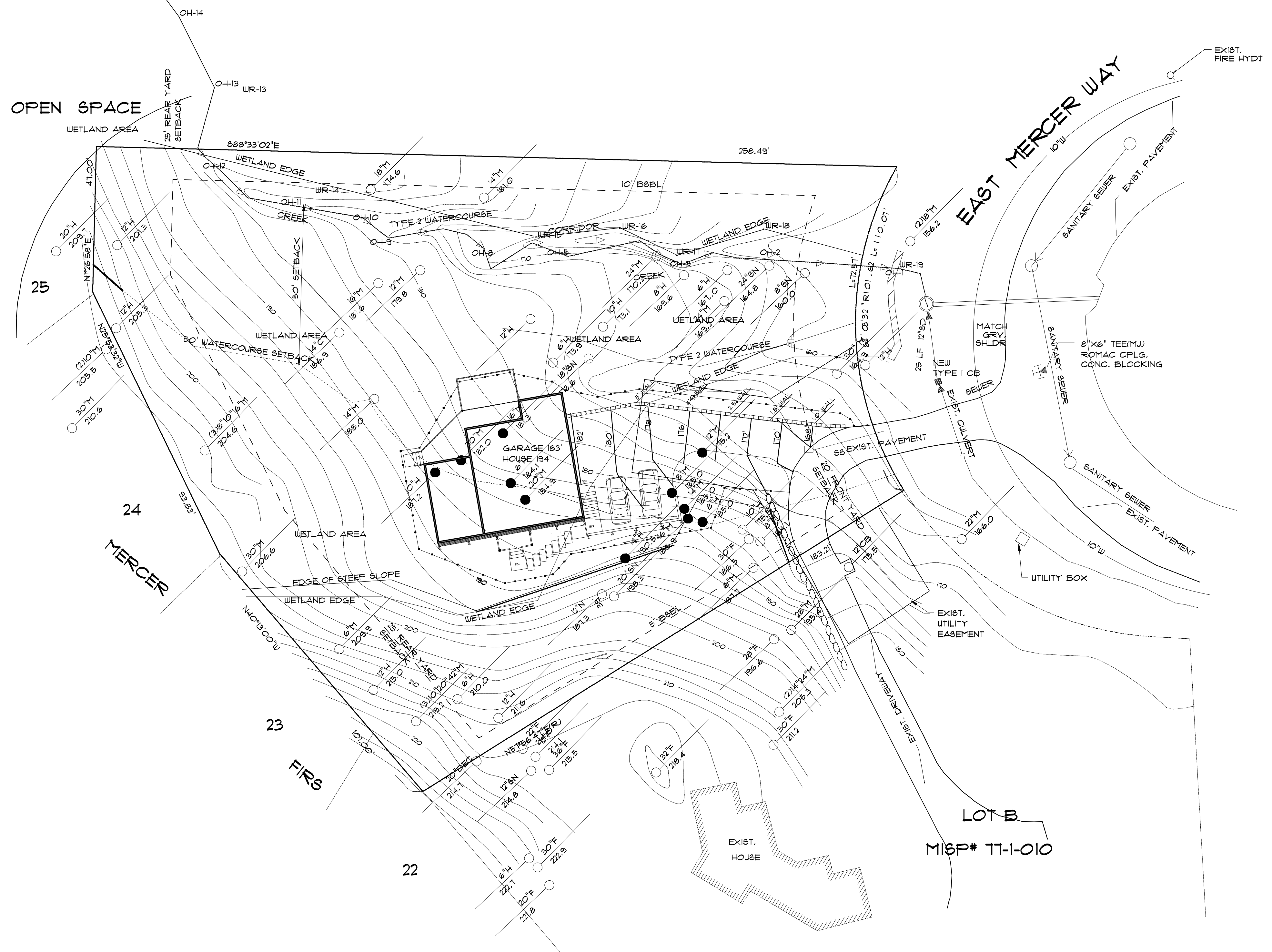


BUFFER DISTURBANCE

- PERMANENT BUFFER DISTURBANCE HOUSE & DRIVE
EXCLUDES WETLAND AREA IN BUFFER
1071 SF
- TEMPORARY BUFFER DISTURBANCE GRADING
EXCLUDES WETLAND AREA IN BUFFER
186 SF
- TOTAL 1866 SF



SCALE 1" = 20'
BASIS OF BEARING:
WASHINGTON STATE PLANE COORDINATE SYSTEM
(NORTH ZONE, NAD 83/91)
XA0.83333.am1.B.q.j
VERTICAL DATUM: NAVD 88
CONTOUR INTERVAL = 2'



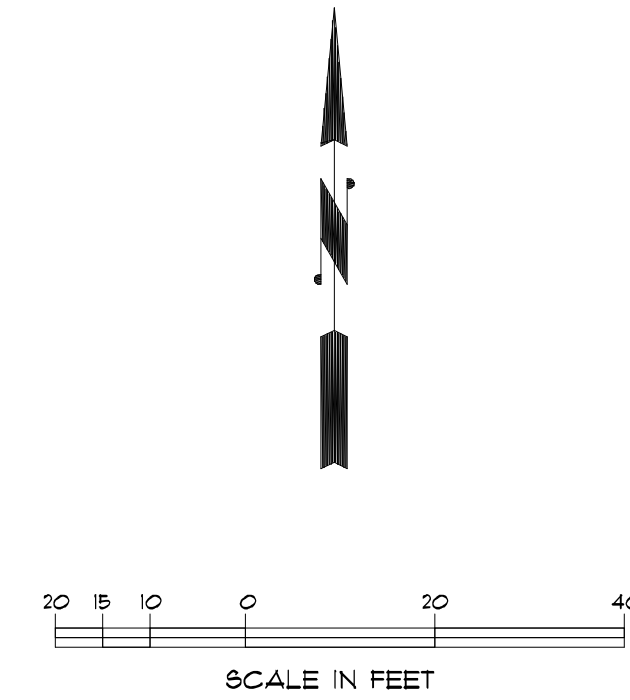
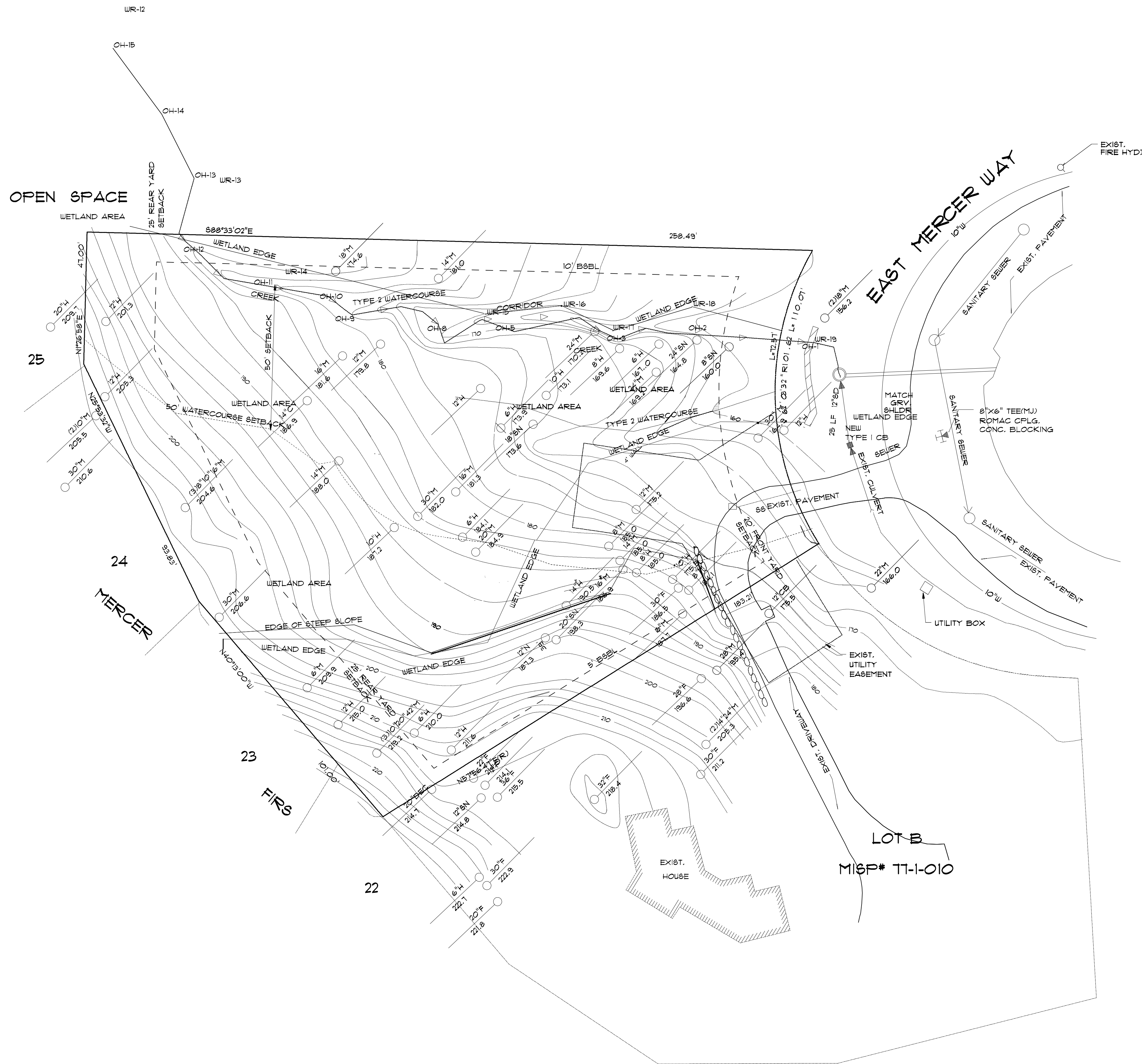
LEGAL DESCRIPTION:
PARCEL A OF GREG NEWITT SHORT PLAT MIS# NO. 11-1-010, AS RECORDED UNDER RECORDING NUMBER 181103310851, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

SUMMARY:

ROOF AREA	2150 SF
HOUSE FOOTPRINT	1631 SF
DRIVEWAY	8F
SITE DISTURBANCE	6097 SF
PERMANENT WETLAND DISTURBANCE BY HOUSE (HOUSE & DRIVE)	2064 SF
TEMPORARY WETLAND DISTURBANCE GRADING (GRADING & DECK & PORCH)	1386 SF
TOTAL WETLAND DISTURBANCE	3450 SF
PERMANENT BUFFER DISTURBANCE BY HOUSE (HOUSE & DRIVE)	1071 SF
TEMPORARY BUFFER DISTURBANCE GRADING (GRADING & DECK & PORCH)	186 SF
TOTAL BUFFER DISTURBANCE	1866 SF
TEMPORARY DISTURBANCE TO BE DISTURBED AND GRADED THEN RESTORED	

- 22" T
166.0 TREES TO REMAIN
- 22" T
166.0 TREES TO BE REMOVED
11 TOTAL
- SILTATION FENCE
CLEARING LIMITS

A PORTION OF GOVERNMENT LOT 3, OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON



SCALE 1" = 20'
 BASIS OF BEARING:
 WASHINGTON STATE PLANE COORDINATE SYSTEM
 (NORTH ZONE, NAD 83/91)
 x&O.833333.m1.15.q1;
 VERTICAL DATUM: NAVD 88
 CONTOUR INTERVAL = 2'

LEGAL DESCRIPTION:

PARCEL A OF GREG NEWITT SHORT PLAT MISF NO. 11-1-010, AS RECORDED UNDER RECORDING NUMBER 13103310851, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

REFERENCES:

1. PARCEL A OF GREG NEWITT SHORT PLAT MISF NO. 11-1-010, AS RECORDED UNDER RECORDING NUMBER 13103310851, RECORDS OF KING COUNTY, STATE OF WASHINGTON.
2. MERCER FIRS IN VOLUME 19 OF PLATS, PAGE 10, UNDER FILE NUMBER 13660421601263.
3. PARKWOOD RIDGE IN VOLUME 16 OF PLATS, PAGE 81, UNDER FILE NUMBER 136410215804212.

NOTES:

1. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS WERE PROVIDED BY CLIENT. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, CHS ENGINEERS, LLC HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS CHS AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. CHS HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM (NORTH ZONE, NAD 83/91) x&O.833333.m1.15.q1.3; VERTICAL DATUM: NAVD 88 DATUM.
4. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THE SITE. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE TAKEN FROM A COMPILATION OF PUBLIC RECORDS AND VISIBLE FIELD EVIDENCE. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THE PUBLIC RECORDS. UNDERGROUND UTILITY LOCATIONS ARE ONLY APPROXIMATE. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN VISIBLE SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. FIELD VERIFICATION IS NECESSARY PRIOR TO OR DURING ANY CONSTRUCTION.

420 REGISTERED ARCHITECT RONALD R. HEALEY STATE OF WASHINGTON

THE HEALEY ALLIANCE AZ
 2505 N 135th DRIVE, GOODYEAR, AZ, 85395 - (480) 444-6168
ARCHITECTS

MI Treehouse, LLC,
 5637 EAST MERCER WAY
 MERCER ISLAND, WA.

SURVEY
 DATE 12-1-2011
 08-03-2018
 PROJECT NO. 001
 SHEET NO. 1

THE HEALEY ALLIANCE AZ

2505 North 135th Drive
Goodyear, AZ. 85395
Phone (425) 444-6768
Ron@healeyalliance.com

Date: Aug. 9th 2018

	2015	2018
Total site disturbance:	6097 sf	6869 sf
Permanent wetland disturbance:	2064 sf	1482 sf
Temporary wetland disturbance: (1)	1386 sf	2170 sf
Total wetland disturbance:	3450 sf	3652 sf
Permanent buffer disturbance:	1077 sf	1059 sf
Temporary buffer disturbance: (1)	786 sf	761 sf
Total buffer disturbance: (2)	1883 sf	1820 sf

(1) To be replanted

(2) Excludes wetland area in buffer

Ron Healey
Healey Alliance AZ.